



Flathead County Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

*Submit this application, all required information, and appropriate fee (see current fee schedule)
to the Planning & Zoning office at the address listed above.*

FEE ATTACHED \$ 5230.00

SUBDIVISION NAME: West Glacier KOA Campground Expansion

OWNER(S) OF RECORD:

Name: McClure LLC, Attn: Greg McClure Phone: (406) 253-4180

Mailing Address: P.O. Box 215

City, State, Zip: West Glacier, MT 59936

Email: _____

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: Same Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Sands Surveying, Inc., Attn: Eric Mulcahy Phone: (406) 755-6481

Mailing Address: 2 Village Loop

City, State, Zip: Kalispell, MT 59901

Email: eric@sandssurveying.com

Name: WMW Engineering, Inc Phone: (406) 862-7826

Mailing Address: 50 West Second Street

City, State, Zip: Whitefish, MT 59937

Email: paul@wmweng.com

LEGAL DESCRIPTION OF PROPERTY:

Street Address 355 Halfmoon Flats Road

City/State & Zip West Glacier, MT 59937

Assessor's Tract No.(s) 1B Lot No.(s) N/A

Section 11 and 12 Township 36N Range 19W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: _____

The applicant is proposing a 56 space expansion of the existing West Glacier KOA Campground.

Number of Lots or Rental Spaces 56 Total Acreage in Subdivision 16.242 ac

Total Acreage in Spaces 3.839 acres Minimum Size of Lots or Spaces 2,400 sf

Total Acreage in Streets or Roads 4.086 Maximum Size of Lots or Spaces 2,600 sf

Total Acreage in Parks, Open Spaces and/or Common Areas 8.316 ac

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family _____ Townhouse _____ Mobile Home Park _____

Duplex _____ Apartment _____ Recreational Vehicle Park 56

Commercial _____ Industrial _____ Planned Unit Development _____

Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: The property is zoned Middle Canyon in the Canyon Area Land Use Regulatory System (CALURS). The CALURS requires that the applicant also submit a Major Land Use Review for existing RV Park Expansions (Section 6.2.C.7.)

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? The property is not located within three miles of any incorporated City.

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$160,000.00

IMPROVEMENTS TO BE PROVIDED:

Roads: X Gravel _____ Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____

* **Water System:** _____ Individual _____ Shared _____ Multiple User X Public

* **Sewer System:** _____ Individual _____ Shared _____ Multiple User X Public

Other Utilities: _____ Cable TV _____ Telephone _____ X Electric _____ Gas _____ Other _____

Solid Waste: _____ Home Pick Up X Central Storage X Contract Hauler _____ Owner Haul

Mail Delivery: _____ Central N/A Individual _____ School District: West Glacier/Columbia Falls SD#8

Fire Protection: _____ Hydrants N/A Tanker Recharge _____ Fire District: Coram/West Glacier

Drainage System: On-site

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

PROPOSED EROSION/SEDIMENTATION CONTROL: BMP's as needed

VARIANCES: ARE ANY VARIANCES REQUESTED? Yes (yes/no)

(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: 4.7.17 Roadway Improvements (a) All internal subdivision roads, with the exception of emergency roads, shall be paved.

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED

BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.
The paving requirement is a regulations adopted with the intent of improving public health through clean air. In the Case of the KOA campground, the facility is no a full time establishment and is only open three to four months out of the year. Travel speeds within the campground are 10 to 15 miles per hour. These low speeds typically do not raise much dust anyway but as in the existing portion of the campground, the owner applies a dust palliative that works very well as the park is always full with many repeat customers. Therefore, although the regulations is a good one, in this case, low speeds, seasonal use, and, alternative dust control mitigate dust for the campground and the neighbors.
2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.
The hardship is not dues to physical surroundings but the land use and its rural setting. Just like many of the USFS, Montana State, and National Park campgrounds around the valley, most of the internal campground roads are gravel. This provides a rural setting but also as the paved roads are only used for a short time with limited traffic, the pavement deteriorates more quickly from lack of use.
3. The variance will not cause a substantial increase in public costs, now or in the future.
All of the roads within the campground are privately owned and maintained. Unlike a real subdivision that creates lands for sale or long term lease, the RV park subdivision is a business and if the business closes the campground and roads disappear. There is no obligation by the County to maintain or participate in any way with the operation of the RV Park and Campground.
4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.
The Flathead County Growth Policy does recognize that road dust is a contributor to particulate pollution in the County and that road paving is a good solution to address this problem. However, as addresses in item #1 above, the proposed RV Park expansion is not the typical subdivision and that the seasonal use, low speeds, and alternative dust mitigation can address this issue in this instance. The Chapter 5, Guideline 5.9 of CALURS Zoning only encourages paving of roads particularly when in close proximity to community centers such as West Glacier which this campground is not.
5. The variance is consistent with the surrounding community character of the area.
Much of the existing KOA Campground is not paved and many of the Park and forest service campgrounds are not paved. As this campground is in a rural area of the Canyon, the proposed variance is in character with the area.

APPLICATION CONTENTS:

1. Completed Preliminary Plat application (If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes).
2. 14 folded copies of the preliminary plat. (Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations).
3. One reproducible set of supplemental information (See Appendix B -Flathead County Subdivision Regulations).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (see attached form). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:
Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.


Applicant Signature

4/8/2013
Date


Owner(s) Signature (all owners must sign)

4/8/2013
Date

Directions to Rosewater Property

The property is located at 355 Halfmoon Flats Road in West Glacier. From Columbia Falls take Highway 2 East to Halfmoon Flats Road which is about one and a half miles before West Glacier. At Halfmoon Flats Road head east approximately one half mile to the entrance of the West Glacier KOA.